

These minutes are not official until approved by the City of Evansville Historic Preservation Commission.

**City of Evansville Historic Preservation Commission
Regular Meeting / Virtual
Wednesday May 19, 2021 at 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. Call to Order. Stephans called the meeting to order at 6:00 pm

2. Roll Call:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Community Development Dir. Jason Sergeant Municipal Services Director Chad Renly Arlene Larson, Citizen Observer
Vice-chair Steve Culbertson	P	Karen McCallister, Applicant
Joy Morrison	P	Steve Mortaloni, Applicant
Katie Sacker	P	
Matt Koser	A	
Cheryl Doerfer	A	
Steve Christens	P	

3. Discussion on possible nominations for Chair, Vice-Chair, and Secretary
Delayed unanimously.

4. Motion to approve the agenda by Culbertson, seconded by Morrison. Approved unanimously.

5. Motion to waive the reading of the minutes from the April 21 and April 28, 2021 meetings and approve them as printed by Morrison, seconded by Sacker. Approved unanimously.

6. Civility Reminder. Stephans noted the City's commitment to civil discourse.

7. Citizen appearances and Public Presentations. None

8. Applications- Action Items:

A. 259 W Liberty – Fence (HPC-2021-17)

Applicant not present. Motion to approve the application with condition that vinyl does not have embossed texture by Culbertson, seconded by Morrison. Approved unanimously.

B. 115 N Second -- Fence (HPC-2021-18)

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Applicant not present. The application states that it is a 6ft dog-ear picket fence. **Motion to approve the application by Christens, seconded by Culbertson. Approved unanimously.**

C. 409 S First – Deck (HPC-2021-20)

Applicant not present. The application states the deck is in the rear of the house in place of an existing deck with a slight shape change. **Motion to approve the application by Culbertson, seconded by Sacker. Approved unanimously.**

D. 328 W Main – Roof and Gutters (HPC-2021-21)

Applicant not present. The application states this is a replacement only. Applicant states the existing asphalt shingles and will be replaced with modern gray or brown asphalt shingles. **Motion to accept the application by Culbertson, seconded by Morrison. Approved unanimously.**

9. Discussion Items:

A. 20 Mill – Demolition and Reconstruction (HPC-2021-10 and HPC-2021-16)

Applicant Steve Mortaloni present. The Commission discussed the site tour and documentation which took place on Wednesday April 28 @ 6:30 – 20 Mill Street. Some commissioners who had viewed the property noted that most of the building was not original and had lost much of the historic elements. The poor condition of parts of the property was noted meaning repair would be difficult. Morrison expressed concern that the proposed design may not be in keeping with the Historic District and the surrounding properties. No action was taken on this application, Stephans agreed to meet with the applicant when he had plans to discuss for the new construction to make sure it met the historic criteria before it came to a vote.

B. Discussion on Application to Plaque a Home

The commission discussed with Sergeant whether a deed restriction would be required to plaque a home or if a landmark application would be sufficient, particularly when adding a plaque to a home outside of the Historic District. Stephans stated a preference to having landmarking being one defined thing and not having some plaqued homes with a deed restriction and some without a deed restriction. A landmark application form will be distributed to the commissioners and this discussion will continue at the next meeting.

C. Discussion of Dam and Creek Wall Repairs

Renly gave an update on the damage and the project. Renly stated that an area of the wall that currently is gabion basket and rock must become concrete as critical dam infrastructure to prevent erosion. Stephans asked about the possibility of using stone veneered concrete on the wall. Renly explained that the veneer would limit the ability to inspect the concrete underneath and that the DNR is required to inspect it annually. The Commission discussed the possibility of replacing the rock with stone, which was there previously, instead of concrete. Discussion was also made of possibly using formed concrete to give it a stone appearance if the DNR does require concrete.

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D. Discussion on Acceptable Perimeter Fence Designs

Sergeant discussed the increase in the number of fence applications within the Historic District and complaints that have been received from neighbors of fencing that is in line with the front wall of the homes that blocks some historic architecture. The Commission discussed the possibility of changing required setbacks for the front and sides of properties within the Historic District.

10. Correspondence, Comments and Concerns.

Matt Koser submitted his resignation from the Commission leaving the Commission a member short.

11. Next Meeting Date: June 30, 2021 @ 6:00, *Virtual Meeting*

12. Motion to Adjourn by Culbertson, seconded by Morrison. Approved unanimously.